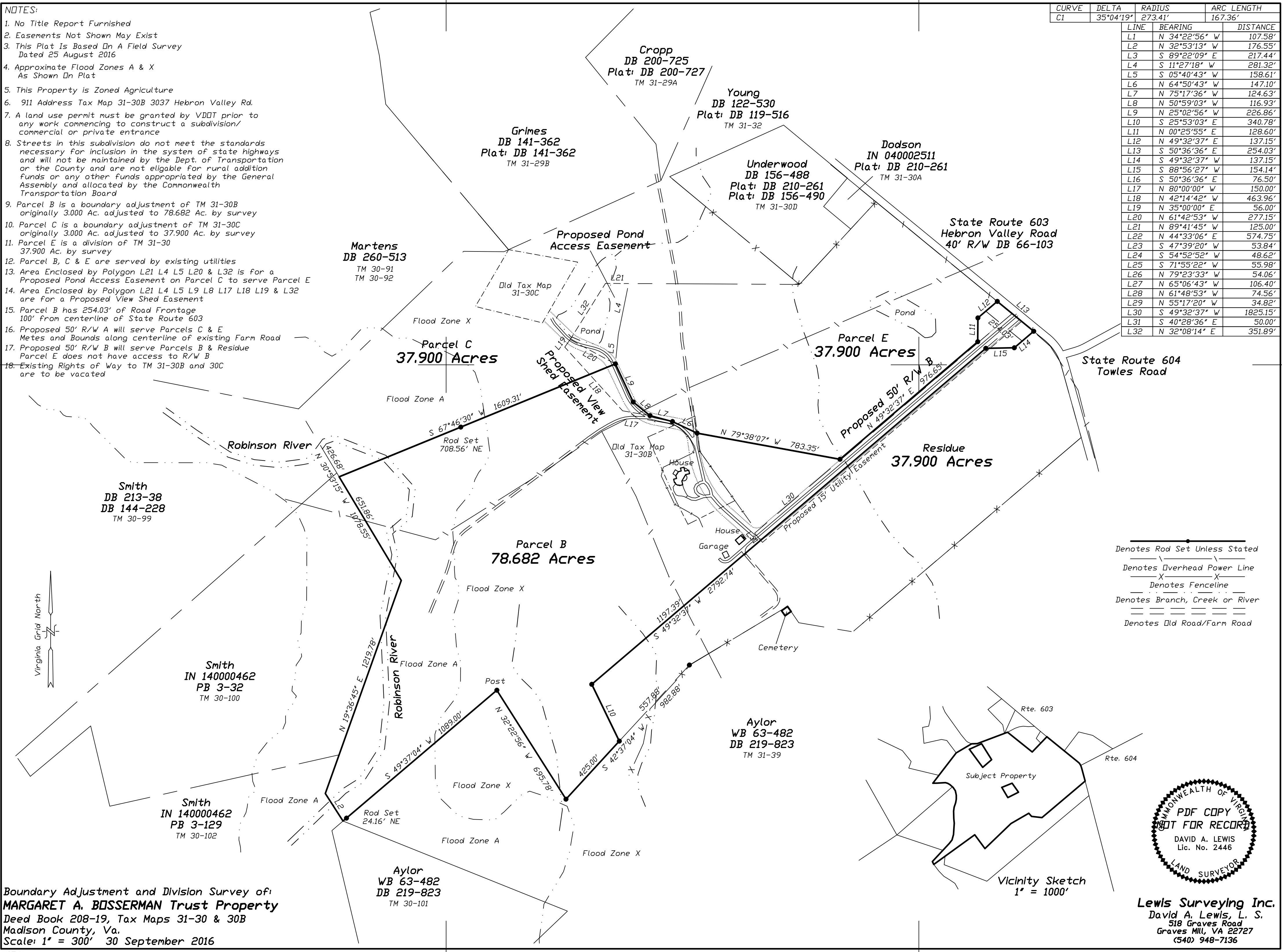


NOTES:

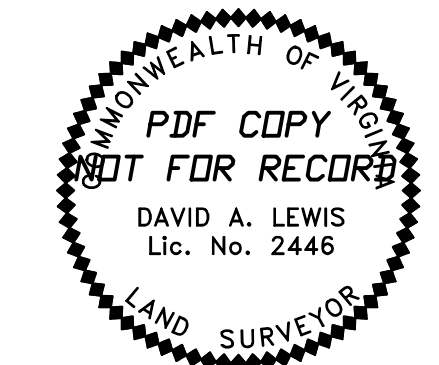
1. No Title Report Furnished
2. Easements Not Shown May Exist
3. This Plat Is Based On A Field Survey Dated 25 August 2016
4. Approximate Flood Zones A & X As Shown On Plat
5. This Property is Zoned Agriculture
6. 911 Address Tax Map 31-30B 3037 Hebron Valley Rd.
7. A land use permit must be granted by VDOT prior to any work commencing to construct a subdivision/ commercial or private entrance
8. Streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by the Dept. of Transportation or the County and are not eligible for rural addition funds or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board
9. Parcel B is a boundary adjustment of TM 31-30B originally 3.000 Ac. adjusted to 78.682 Ac. by survey
10. Parcel C is a boundary adjustment of TM 31-30C originally 3.000 Ac. adjusted to 37.900 Ac. by survey
11. Parcel E is a division of TM 31-30 37.900 Ac. by survey
12. Parcel B, C & E are served by existing utilities
13. Area Enclosed by Polygon L21 L4 L5 L20 & L32 is for a Proposed Pond Access Easement on Parcel C to serve Parcel E
14. Area Enclosed by Polygon L21 L4 L5 L9 L8 L17 L18 L19 & L32 are for a Proposed View Shed Easement
15. Parcel B has 254.03' of Road Frontage 100' from centerline of State Route 603
16. Proposed 50' R/W A will serve Parcels C & E Metes and Bounds along centerline of existing Farm Road
17. Proposed 50' R/W B will serve Parcels B & Residue Parcel E does not have access to R/W B
18. Existing Rights of Way to TM 31-30B and 30C are to be vacated

CURVE	DELTA	RADIUS	ARC LENGTH
C1	35°04'19"	273.41'	167.36'

LINE	BEARING	DISTANCE
L1	N 34°22'56" W	107.58'
L2	N 32°53'13" W	176.55'
L3	S 89°22'09" E	217.44'
L4	S 11°27'18" W	281.32'
L5	S 05°40'43" W	158.61'
L6	N 64°50'43" W	147.10'
L7	N 75°17'36" W	124.63'
L8	N 50°59'03" W	116.93'
L9	N 25°02'56" W	226.86'
L10	S 25°53'03" E	340.78'
L11	N 00°25'55" E	128.60'
L12	N 49°32'37" E	137.15'
L13	S 50°36'36" E	254.03'
L14	S 49°32'37" W	137.15'
L15	S 88°56'27" W	154.14'
L16	S 50°36'36" E	76.50'
L17	N 80°00'00" W	150.00'
L18	N 42°14'42" W	463.96'
L19	N 35°00'00" E	56.00'
L20	N 61°42'53" W	277.15'
L21	N 89°41'45" W	125.00'
L22	N 44°33'06" E	574.75'
L23	S 47°39'20" W	53.84'
L24	S 54°52'52" W	48.62'
L25	S 71°55'22" W	55.98'
L26	N 79°23'33" W	54.06'
L27	N 65°06'43" W	106.40'
L28	N 61°48'53" W	74.56'
L29	N 55°17'20" W	34.82'
L30	S 49°32'37" W	1825.15'
L31	S 40°28'36" E	50.00'
L32	N 32°08'14" E	351.89'



Boundary Adjustment and Division Survey of:
MARGARET A. BOSSERMAN Trust Property
 Deed Book 208-19, Tax Maps 31-30 & 30B
 Madison County, Va.
 Scale: 1" = 300' 30 September 2016



Lewis Surveying Inc.
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 (540) 948-7136